GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Metropolitan Region Development Authority - Proposal for Realignment part of 60'-0" wide proposed Master Plan Road in Sy.No.86/P, 92/3P to the existing 60'-0" wide road in Sy.No.92/2 of Yendada (V), Visakhapatnam Rural (M), Visakhapatnam District represented by the Developer M/s. Hayagreeva Farms & Developers – Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 85 Dated: 04-08-2021.
Read the following:-

1. From the MC, VMRDA, Lr.Rc.No.11023/17/2018, (e-563142) dated: 06/01/2020, 11/06/2020, 03/11/2020 and 20/03/2021
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated: 30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated: 15.02.2017.
4. Government Memo.No.3572405/M1/2020, dated:04.06.2021.
5. From the MC, VMRDA, Lr.Rc.No.11023/17/2018/L1, (e-563142) dated: 27.07.2021.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.160, Dated:04.06.2021. In the letter 5th read above the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, an objection has been received from Sri P.Vishnu Kumar Raju, M/s ISNAR Estates Pvt., Ltd., and subsequently withdrawn his objection duly stating that “they do not have any objection for the proposed realignment as the road is not passing adjacent to their site in Sy.No.85/3A,3B,4A,4B”. Further, the applicant has paid the necessary fee/charges to Visakhapatnam Metropolitan Region Development Authority. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:04.08.2021.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.

(P.T.O)

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam
Copy to:
The applicant **through** the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District
SC/SF.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region (VMR), 2021 which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, dated: 30.06.2006, is proposed in exercise of the powers conferred by Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The proposed realignment part of 60' wide proposed master plan road in Sy.No.86/p, 92/3p (X-X') to the existing 60' wide road in Sy.No.92/2 (Y-Y') of Yendada (V), Visakhapatnam Rural (M), Visakhapatnam District to a length of 395 Mts and width 18.29 Mts (60') admeasuring an area of 7,224.55 Sq. Mts. (Ac 1.785 Cts). The boundaries of the above are given in the schedule below which was earmarked as the proposed 60' wide Road (X-X') in the Sanctioned Visakhapatnam Metropolitan Region Master Plan vide G.O.Ms.No.345 MA, dated 30-06-2006 is now aligned as (Y-Y') and converted as residential use, since there was a less feasibility for implementation of the proposed 60'-0" road and there is an existing 60'-0" wide road available very near to the proposed 60'-0" Master Plan road on ground along eastern and northern side of the proposed site, which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan, 2021 and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority (VMRDA), Visakhapatnam, subject to following conditions:

1. The land shall be used for the purpose which is allotted for.
2. the applicant shall pay the development /conversion charges as per prevailing rules to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam

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Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission /development permission, and it must be ensured that the best financial interests of the Government are preserved.

4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 60' wide B.T. road.
East : Land belongs to M/s. Hayagreeva Farms & Developers in Sy.No.92/3p of Yendada (V) and Sy.No.86/p of Yendada (V).
South : Existing 60' wide B.T. road.
West : Land belongs to M/s. Hayagreeva Farms & Developers in Sy.No.92/3p of Yendada (V) and Sy.No.86/p of Yendada (V).

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER